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# THE ANDHRA PRADESH GAZETTE

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## NOTIFICATIONS BY GOVERNMENT

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### MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

DRAFT VARIATION TO THE VIJAYAWADA, GUNTUR, TENALI, MANGALAGIRI URBAN DEVELOPMENT AUTHORITY, VIJAYAWADA FOR CHANGE OF LAND USE FROM PUBLIC AND SEMI PUBLIC USE TO RESIDENTIAL USE IN BRODIPET, GUNTUR MUNICIPAL CORPORATION, GUNTUR DISTRICT – CONFIRMED.

*[G.O. No. 79, Municipal Administration & Urban Development , 18th February, 2010.]*

In exercise of the powers conferred by sub-section (2) of Section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Guntur Zone, the same having been previously published in the extraordinary issue of Andhra Pradesh Gazette No. 386, Part-I, dated 20-08-2009 as required by sub-section (3) of the said section.

### VARIATION

The site in Door No. 5-8-11/1, T.S.No. 499 (Part), Block No. 7, New Ward No. 3 of Brodipet, Guntur Municipal Corporation, Guntur District to an extent of 816.84 Sq.Mtrs., the boundaries of which are given in the schedule below, which is presently earmarked for Public and Semi Public use in the Zonal Development Plan of Guntur Zone, sanctioned in G.O.Ms.No. 688, M.A. & U.D. Department, dated 30-12-2006 is designated as Residential use as shown in the Modification to the Zonal Development Plan vide M.Z.D.P.No.03/2009/GNT/GUNTUR CITY, which is available in the office of the Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Divisional Office, Guntur; subject to the following conditions; **namely:—**

1. that the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. that the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.

3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the proof of any title of the land.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. the applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
7. the change of land use is subject to widening of one of the road to 9 Mts. width.
8. any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

### **SCHEDULE**

The following is the schedule of boundaries for the site Door No. 5-8-11/1, T.S.No. 499 (Part), Block No. 7, New Ward No. 3 of Brodipet, Guntur Municipal Corporation, Guntur District to an extent of 816.84 Sq.Mtrs.

- NORTH** : Site falling in T.S.No. 498, Block No. 7, New Ward No. 3 of Brodipet, Guntur City, Guntur District.
- SOUTH** : Site falling in T.S.No. 500, Block No. 7, New Ward No. 3 of Brodipet, Guntur City, Guntur District.
- EAST** : Site to be left for Road widening falling in T.S.No. 499 Part, Block No. 7, New Ward No. 3 of Brodipet, Guntur City, Guntur District.
- WEST** : Existing road falling in T.S.No. 497, Block No. 7, New Ward No. 3 of Brodipet, Guntur City, Guntur District.

**DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE OF THE LAND FROM MULTIPLE USE ZONE TO INDUSTRIAL (NON POLLUTING UNIT) USE ZONE IN KARMANGHAT VILLAGE, SAROORNAGAR MANDAL, RANGA REDDY DISTRICT – CONFIRMED.**

***[G.O. No. 87, Municipal Administration & Urban Development , 19th February, 2010.]***

In exercise of the powers conferred by sub-section (1) of Section 15 of the Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Reserved Master Plan for Hayathnagar Zone of non-Municipal area, the same having been previously published in the extra-ordinary issue of Andhra Pradesh Gazette No. 430, Part-I, dated 10-09-2009 as required by sub-section (3) of the said section.

### **VARIATION**

The site in Plot No. 25 & 26, Sy.No. 7, 7/1, 8, 9, 10, 11 & 12 of Karmanghat Village, Saroornagar Mandal, Ranga Reddy District to an extent of 1084.34 Sq.Mtrs., which is presently earmarked for Multiple use zone in the notified Revised Master Plan for Hayathnagar zone of non-Municipal area is designated as Industrial (Non Polluting unit) Use Zone, subject to the following conditions:

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.

3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
9. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
10. that the change of land use shall not be used as the proof of any title of the land.
11. that the change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
12. that the owner / applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
13. The applicant shall form B.T. Road from existing B.T. Road to end of the site under reference at the time of building permission.
14. that the proposed Industry shall be a non-polluting unit.

#### **SCHEDULE OF BOUNDARIES**

- NORTH** : Plot No. 27 & 28 of Sy.No. 11 of Karmanghat (V).  
**SOUTH** : 30'-0" wide road in Sy.No. 12 of Karmanghat (V).  
**EAST** : Agricultural land in Sy.No. 9 of Karmanghat (V).  
**WEST** : 40'-0" wide road in Sy.No. 11 of Karmanghat (V).

**T.S. APPA RAO,**  
*Principal Secretary to Government.*

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